

**#123, 6 Michener Hill Boulevard
Red Deer, Alberta**

MLS # A2174415



\$249,900

Division:	Michener Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	841 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	PS
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Washer/Dryer

Why do seniors love living at the Sierra's of Michener Hill? Is it the breathtaking natural beauty, the picturesque Michener Gardens, the nearby parks, or the scenic walking trails? The answer is yes to all of the above! These stunning surroundings, paired with a well-maintained, high-quality facility and an abundance of convenient amenities, create the perfect environment for enjoying life to the fullest. The Sierra's offers a unique combination of active living and social engagement in a community that fosters shared experiences and mutual support. This inviting one-bedroom plus den unit is move-in ready, featuring fresh paint and new flooring throughout. The beautifully designed kitchen is a chef's delight, with granite countertops, additional drawers, and a spacious corner pantry. The cozy dining area is perfect for intimate meals or small gatherings, while the open and airy living area, illuminated by a large bay window, provides plenty of space for your furniture and personal style. Step through the garden door to your private covered patio, complete with a gas line for your BBQ, and enjoy the west-facing deck that bathes in the afternoon and evening sun—a perfect spot for relaxation. The primary bedroom offers generous closet space and is conveniently located near the main four-piece bath. The flexible den can easily be adapted into a guest room with a Murphy bed or a private office—whatever fits your needs! For added convenience and peace of mind, this unit is located on the main floor, making emergency exits quick and easy. You'll also enjoy in-suite laundry, a titled underground parking stall, and additional storage with a 3x6 locker for seasonal items. Take full advantage of the building's impressive amenities, including a spacious social room ideal for gatherings, a peaceful library for reading, and a game

area with a pool table and shuffleboard. Stay active in the fitness room with views of the tranquil treed reserve, or take a stroll along the walking trails surrounded by mature trees. For visitors, comfortable rental accommodations are available on each floor, and an assisted living facility next door provides extra peace of mind for families needing additional support. What truly makes the Sierra's exceptional, though, is the sense of community. Imagine having neighbors who genuinely care for one another, share meals and special events, and offer a helping hand when needed. At the Sierra's, you'll experience a lifestyle that's not only supportive but rich in social connections and shared experiences. Your new home awaits in this vibrant community, where active living and mutual support come together in a truly exceptional way!